

Fitted A1/A3 unit TO LET New Lease Available

HOLLOWAY N7

38 Seven Sisters Road

Holloway,

London

N7 6AA

Location

The subject property is situated in Holloway, North London. Seven Sisters Road is a busy High Street with a mix of both local and national retailers. Nearby retailers include Greggs, Superdrug, KFC and Poundland.

The Property

The subject property currently operates as a Ground floor Hot Food Takeaway and Restaurant with rear ancillary accommodation.

We have been provided with the following approximate net internal floor areas:

Ground floor: 830 sq ft (77.09 sq m)

Lease

A brand new lease on effective full repairing and insuring terms to be agreed between the parties.

Rent

£35,000 per annum exclusive

Premium

Upon application

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS



Business Rates

The VOA lists the Rateable Value at £21,500.

Interested parties are advised to clarify the rates payable for the premises with the London Borough of Islington on 0207 527 2000.

Planning

A1 / A3 Use

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Viewings

Inspections are strictly via prior appointment via Landlords Sole agents:

May & Company Real Estate Advisors:

Zak Eckstein

agency@MayandCompany.co.uk

020 3503 0635

020 3503 0635

MayandCompany.co.uk